

RETAIL

TO LET



2 Oak Drive, Huntingdon, Cambridgeshire  
PE29 7HN

811.152167



**BTG**  
**Eddisons**

# 2 OAK DRIVE

HUNTINGDON, CAMBRIDGESHIRE, PE29 7HN



Agreement

To Let



Detail

Retail



Rent

£15,000 pax



Size

65.87 sq m (709 sq ft)



Location

Huntingdon, PE29 7HN



Property ID

811.152167

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The subject property forms an end of terrace retail unit in a block of lock up shops built in around 2005 with a local community centre spanning across the first floor. The building is of steel portal frame with a mono-pitched roof.

To the rear of the property is a kitchen area with separate WC's. The shop provides a good corner location and window display. Allocated parking may be available by negotiation. Communal parking is available at the front.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

|             | m <sup>2</sup> | ft <sup>2</sup> |
|-------------|----------------|-----------------|
| 2 Oak Drive | 65.88          | 709             |
| ITZA        | 45.35          | 488             |

## Energy Performance Certificate

Rating: D (84)

## Services

Mains electricity and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Shop and Premises  
**Rateable Value:** £6,600

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

It is anticipated that small business rate relief may be applicable. Interested parties are to satisfy themselves in this regard.

## Tenure

The property is available by way of a new lease for a term to be agreed. The property is let as seen.

## Rent

£15,000 per annum exclusive plus VAT.

## Service Charge

The landlord will reserve the right to recover the cost of maintaining the common areas through a service charge. More details on the service charge are available from the agent.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



## Location

The expanding town of Huntingdon has a current population of approximately 26,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road by-passes the town providing a dual carriageway route linking east coast ports with the M11, A1 and M1/M6. The A1 lies 3 miles to the west of the town centre. There is a mainline railway station in Huntingdon with frequent services to London (St Pancras International).

The subject property forms a cul-de-sac development leading off Swallowbush Road, close to its junction with Coneygear Road, one of the main roads in the local Oxmoor housing estate which lies 1 mile north of the town centre. The property is also located opposite the Oak Tree Centre.





